

Program Contacts

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The Down Payment Assistance (DPA) program provides flexible gap financing for first-time homebuyers at, or below, 80 percent of the Area Median Income (AMI) to purchase homes that are safe, decent and accessible. The long-term goal is sustainable housing and growth in personal wealth and equity for low- and moderate-income Virginians. Homebuyers access funds through local DPA provider agencies selected by the state through a competitive application process.

Eligibility

Eligible DPA providers may include units of local government and nonprofits. Applications are taken biennially, and provider agencies are selected for a two-year period, with second-year funding based on prior performance and availability of funds. The organization must be a HUD-certified mortgagor. Bona fide nonprofits are exempt from Mortgage Loan Origination certification under the Safe Act. Administrators can recover certain administrative costs associated with program delivery.

Eligible costs associated with purchasing a home may include down payment of up to 10 percent of the purchase price, based on need, (and may be up to 20 percent in certain high cost or economically-depressed communities) and up to \$2,500 closing costs in certain circumstances. The buyer must agree to complete a homebuyer education counseling course. Eligible homebuyers can access DPA assistance through local DPA provider agencies.

Program Resources

- [Program Guidelines](#)
- [DPA Providers](#)
- [Down Payment Assistance FAQs](#)

Helpful Links

- [Median Area Income Limits](#)
- [U.S. Department of Housing and Urban Development](#)
- [Virginia Housing Development Authority](#)
- [Virginia Individual Development Account](#)

Forms

- [Second Deed of Trust](#)
- [Promissory Note](#)
- [IRS Form W-9](#)
- [Homebuyer Set Up and Completion Form - HOME Program](#)
- [Homebuyer Agreement](#)
- [Financial Information Sheet](#)